

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING  
May 10, 2021

Attendees

Members Present: Mr. Schmitt, Mr. Nolan, Ms. Hopkins, Ms. Tutay, Mr. Boomer, Mr. Collins

Members Absent: Mr. Harris, Mr. Gonzalez

Also Present: Mr. Brick, Mr. Cashin, Ms. Ziegler

Public Present:

Call to Order/Pledge of Allegiance

Meeting was called to order at 7:00 p.m. There was a quorum – two members absent. Mr. Schmitt led the Pledge of Allegiance. Reading of the public notices was waived.

Approval of Minutes

Mr. Schmitt made motion to approve the minutes of April 28, 2021; seconded by Mr. Nolan; all in favor.

Report of the Building Inspector - None

Informational – Discussion

Area Variance

**Peter Clouse 21-003 ZAV:** An application for an area variance on property owned by him located at 13 Einie Drive, Ravena, NY, Tax Map #168.11-6-24. He was denied approval of a building permit application for a 10'x14' prefabricated shed. He is requesting a 14 foot variance to his side lot line for placement of the shed.

Mr. Clouse was present and provided details. Discussion included: shed is within the set back on the side; is within one foot of the side lot line; neighbor does not have a problem with it; public hearing needs to be held.

Mr. Nolan made motion to schedule public hearing on May 26, 2021; seconded by Mr. Collins; all in favor.

## Informational – Discussion

**Hidden Hollow Farms, LLC, Jacob Lane:** “Sketch Plan Conference – operating a hunting preserve in the R/A (Residential/Agricultural) zoning district.

Mr. Cashin had issued a cease and desist order to the property owner and provided him with the dates of May 10 and May 26 to appear before the Planning/Zoning Board. A hunting preserve is not an allowable use in this district; he would need a use variance. Mr. Proper (properly owner) was not present. Many of his neighbors were present and were allowed to voice their concerns. Concerns/discussion included:

- Mr. Proper submitted a building permit for an 80'x46' outbuilding for residential storage
- The building permit and the hunting preserve are two separate issues
- If he continues to operate the business after the cease and desist order has been issued, he can be charged with violation of Town Order and could be called into the Town Court.
- A tower located on a building is used to release the birds.
- An aggrieved party can appeal building permit within 60 days of its issuance; was issued on March 26. Appeals need to be given to Mr. Cashin tomorrow.
- Mr. Proper has a website advertising his business.

Mr. Albright, an adjoining property owner, brought up issue concerning Jansen Road being gated off, denying access to his property. He stated that there are two Town roads that have been abandoned; this has been brought to the attention of the Town Supervisor and gates were supposed to be taken down but gates are still there since October. He does not want the Town to deed the road to Mr. Proper.

Hidden Hollow Farms will remain on the agenda for the May 26<sup>th</sup> Planning/Zoning Board Meeting.

## Area Variance/Use Variance/Site Review

**Coeymans Recycling Center LLC 21-004 ZAV:** An application for an area variance on property owned by them located at 1642 River Road, Selkirk NY, Tax Map #145.-1-6. They are requesting a five foot variance to the side lot line for a commercial warehouse.

**Coeymans Recycling Center LLC 21-001 ZUV:** An application for a use variance on property owned by them located at 1642 River Road, Selkirk, NY, Tax Map #145.-1-6. They are requesting a variance for a commercial warehouse in a residential zoning district.

**Coeymans Recycling Center LLC 21-003 SPR:** An application for site plan review on property owned by them located at 1642 River Road, Selkirk, NY, Tax Map #145.-1-6. They are requesting a site plan review for the placement of a warehouse storage building.



Mr. Nick Laraway was present. Discussion was held for all three applications and included:

- There is a 30 foot set back on the side closer to the NYS Thruway Berkshire Spur; need space for big tractor trailers to turn around.
- House had been knocked down
- Will install a well on the north side and a septic on the south side of the property
- Site is already ready for the proposed use
- Would like office and warehouse space.
- Thruway approval would only be needed for signage
- It is in the R/A district; warehouse is not allowed in that district; requires a use variance
- Accessory uses and principal uses were discussed.
- Property is located on River Road between CSX and Berkshire Spur.
- Potential tenants: Solar company currently located in the Industrial Park and another company that works with firms and collects electronic equipment recycling and disposing of components.

Further research and discussion is needed. No action to be taken tonight. Mr. Brick and Mr. Cashin will meet and Mr. Laraway will provide further information/evidence. Applications will be left on the agenda for May 26<sup>th</sup> meeting.

#### Site Plan Review

**Coeymans Recycling Center LLC 21-004 SPR:** An application for Site Plan Review on property owned by them located at 167 Coeymans Industrial Park Lane, Coeymans, New York, Tax Map #156.-4-6.171. They are requesting a site plan review for the expansion of the Curaleaf Building C-4. This building will expand onto 4.8 acres merged from Tax Map 156.-4-6.13; subdivision is required.

Mr. Nick Laraway was present. He explained that current tenant of C-4 is looking to rent C-3 and add a 75,000 sq. ft. addition connecting the two buildings. C-1 and 3 are on the same parcel; their plan would be to go 50 feet behind C-1 and draw a new property line there and merge everything in C-3 onto the C-4 parcel (lot line adjustment). The current configuration and proposed configuration meet all the setback requirements. A letter requesting a site plan waiver was submitted to the Planning/Zoning Board. Waiver is contingent upon the subdivision. At the beginning of 2020 CRC had applied for a number of site plans: former Barrone site (C-7), two big salt sheds, as well as the proposed building in the back.

Mr. Brick stated that there are two requirements in the code which have to be met in order for a waiver to be granted: (1) site plan had to have been approved within the last two years and (2) the formal site plan application is submitted. Both of those requirements have been met.

Ms. Tutay made motion to approved the waiver for site plan review; seconded by Mr. Nolan; all in favor.

### Subdivision

**Coeymans Recycling Center LLC 21-004 SD:** An application for a minor subdivision on property owned by them located at 167 Coeymans Industrial Park Lane, Coeymans, New York, Tax Map #156.4-6.13. The 8.2 acre parcel is to be subdivided into two lots: Lot #1B is to be 3.4 plus or minus acres and the remaining lands will be 4.8 plus or minus acres and will be merged with Tax Map #156.-4-6.171 (Lot #1F) for the expansion of the Curaleaf Building.

Subdivision has to be sent to the Albany County Planning Board and a public hearing needs to be scheduled.

Mr. Nolan made motion to declare this a two lot subdivision and declare the Planning/Zoning Board lead agency; seconded by Mr. Collins; all in favor.

### Informational/Updates

Town Supervisor McHugh arrived later at the meeting and provided the Planning/Zoning Board members with an update on the gated/Town Road issue which Mr. Albright spoke about earlier in the meeting. Mr. McHugh stated that there is no proof that Jansen Road was ever Town road or used as a Town road. The attorney from the title search company that the Town hired called Mr. McHugh on Friday and informed him that the title search included 100 years of records and there is no evidence of a Town road or evidence that a Town road was dedicated. There is no Town road named Jansen Road; it was never deeded over to the Town, was never a municipal road or used as a municipal road. There is evidence that it is a private road and is owned by the property owner. There is also a gate on the other end of the road that was abandoned; Mr. DeMola has a gate on that road.

Mr. McHugh stated that the Town Board hopes to take action on the Comprehensive Master Plan at the Town Board meeting on May 27.

Reducing speed limits on town roads was discussed (Blossom Hill, Buschendorf and Route 144). Mr. McHugh stated that the Town had reached out to DO. Mr. Tague is setting up a meeting. He also explained that if a Town has under 10,000 residents it is a Class 2 town (e.g. Town of Coeymans) and NYS approval is needed to change the speed limit.

### Adjournment

Mr. Schmitt made motion to adjourn; seconded by Mr. Nolan; all in favor.